

Planning Commission

**May 10, 2018
City Hall, Council Chambers
749 Main Street
6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

Public Comment will be limited to three (3) minutes per speaker.

- I.** Call to Order
- II.** Roll Call
- III.** Approval of Agenda
- IV.** Approval of Minutes
 - April 12, 2018
- V.** Public Comment on Items Not on the Agenda
- VII.** New Business – Discussion/Direction
 - **RE Zone District Code Amendment**– Staff requests that Planning Commission discuss possible options for a code amendment related to Residential Estate lot coverage standards.
 - Applicant : City of Louisville
 - Case Manager: Lisa Ritchie Associate Planner
- VIII.** Planning Commission Comments
- IX.** Staff Comments
- X.** Items Tentatively Scheduled for the regular meeting June 12, 2018:
 - a. None
- XI.** Adjourn

**Planning Commission
Meeting Minutes
April 12, 2018
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Brauneis called the meeting to order at 6:30 PM

Roll Call was taken and the following members were present:

Commission Members Present:	Steve Brauneis, Chair David Hsu, Vice Debra Williams, Secretary Keaton Howe Tom Rice
Commission Members Absent:	Dietrich Hoefner Jeff Moline
Staff Members Present:	Rob Zuccaro, Dir of Planning & Building Safety Kristin Dean, Principal Planner Lauren Trice, Associate Planner Amelia Brackett, Planning Clerk

APPROVAL OF AGENDA

Williams moved and Howe seconded a motion to approve the April 12, 2018 agenda. Motion passed by voice vote. Motion passed by voice vote.

APPROVAL OF MINUTES

Williams moved and Howe seconded a motion to approve the March 8, 2018 minutes. Motion passed by voice vote. Motion passed by voice vote. Hsu abstained due to his absence at the March 8th meeting.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

NEW BUSINESS – PUBLIC HEARING ITEMS

Louisville Mill Site PUD Extension (500, 540, 544 County Rd.): A request to extend the approved Planned Unit Development for the Louisville Mill Site for three years, Resolution 9, Series 2018, (PUD-0126-2017)

- Applicant and Representative: Louisville Mill Site LLC
- Owner: Louisville Mill Site, LLC & RCC Ltd.
- Case Manager: Lauren Trice, Associate Planner

Notice was given in the Boulder *Daily Camera* on March 25th and in all other required locations and mailings on March 23rd, 2018.

Trice explained that the request was required under Louisville Code, which did not allow PUDs to last longer than 36 months after Council approval of the plan without approval of an extension. The proposed extension would continue the Mill Site PUD for three years.

Brauneis asked for conflicts of interests. Seeing none, he invited the applicant to make a presentation.

Erik Hartronft, 950 Spruce Street Suite 2A in Louisville, co-owner and architect of the Mill Site, described the development process to date. He and his fellow developers had been working on meeting their contractual requirements, including the PUD approval, which took until December of 2016 after which they started moving forward with the development project. The floodplain mitigation work took longer to be submitted to and approved by FEMA than anticipated. He and his co-developers also had to plan for a new building that would be three feet above the floodplain and flood-proof. That process ended last month when FEMA ratified new floodplain maps. In the FEMA-approved maps, the site is no longer in the 100-year floodplain, making development easier. Hartronft addressed an email from a Louisville resident requesting that the Commission not approve the extension in order to encourage them to build faster. Hartronft explained that they could not move forward without the PUD extension and that failing to get approval would actually slow the project down.

Rice asked Hartronft to lay out the current plan for the three-year extension.

Hartronft stated that he did not have a set schedule yet and that the three properties currently under development have different schedules. His priority moving forward would be finding tenants.

Rice replied that the public interest was in knowing what the impact of the extension would be.

Hartronft discussed the financial history of the Louisville Grain Elevator including previous grant applications. Hartronft summarized that their plan, overall, was to look for a tenant for the building and apply for another grant.

Williams asked if Hartronft planned to bring a PUD Amendment forward and about the likelihood that they would be breaking ground within the three-year extension.

Hartronft responded that they might apply for an administrative amendment initiated sometime this year to deal with a grading issue. He added that he could not tell when ground would be broken, but the plan was to move forward in three phases. It was in their interest to move forward, since they were not gaining money from the property right now.

Williams asked if Hartronft could begin the other phases first if they did not get a grant for the Grain Elevator.

Hartronft said they could, though they would prefer to clean up the Grain Elevator before trying to fill the rest of the development.

Hsu asked what the downsides of a 1-year or a 2-year extension would be.

Hartronft responded that uncertainty for financing and tenants was the biggest issue with a shorter extension.

Williams asked if the funding was dependent on signing the retail and if Hartronft expected it to happen soon.

Hartronft stated that the Grain Elevator itself would ideally be a single tenant, if possible. For example, some tenants had expressed interest in using the new building and the Grain Elevator.

He added that it was important to have an anchor tenant. They had talked to tenants already, but they had been held back by the FEMA mapping. From day one, there has been a lot of interest even without marketing. They had not done any marketing at all, since there had been so much uncertainty about the property. With the extension they would be able to market the property, but they would not be able to do so without the extension.

Howe asked about the estimated construction time if all phases were completed separately.

Hartronft stated that the Grain Elevator was roughly a nine-month project and Randy's project was also about nine months. The new building would be a little more than a year. In general, construction projects take about a year. With one contractor running all three developments it might take a year and a half. With all three phases running contiguously, it could take up to three years.

Brauneis asked for additional questions of the applicant. Seeing none, he asked for public comment.

Jeff Meyer, 470 County Road in Louisville, stated that as a neighbor he had been excited about the project and had been to Council many times to voice his support. He has been disappointed that from the closing of the property to today, there has been no progress. Problems include that the floodplain had affected only part of the development area, there had been no marketing done, and they were relying on more public money to make the Grain Elevator feasible. He added that the applicants could have started on one plot even though the Grain Elevator might continue to cause issues. He asked that the Commission put restrictions on the applicants.

Brauneis thanked Meyer and stated that the Planning Commission did not have control over the Historic Preservation funding.

Rita Rosse, 421 County Road in Louisville, stated that she was a neighbor of the project and looked at the sight every day. She was frustrated that nothing had happened in over a year, especially as the property had been publically supported. She expressed worry that there may be nothing done over the next three years.

Randy Caranci, 950 Spruce Street Suite 1A PO Box 658 in Louisville, co-owner of the development, noted that there was a lot of vacant commercial property in Louisville. He had worked with one particular tenant since September. His current tenant at 500 Front had two one-year options, and they came in while he was in negotiations with a long-term lease that he could not close because of the short-term nature of the leases on the development currently. He expressed sympathy with his neighbors, but emphasized that it was difficult to have short-term leases and without approval it would just delay the problem.

Brauneis stated that during the recession there were a lot of extensions. He asked if staff was aware of any circumstances in which there were extensions that were different than the standard length.

Zuccaro stated that the only extension he was familiar with had been three years. Trice added that there was nothing in the Code that required extensions to be three years, but they were typically three years.

Meyer thanked the Commission for asking challenging questions of the applicant and not treating the extension as a mere formality. He restated that he would hate to be in the same situation in three years and that he did not feel the public support for the Grain Elevator was a worthwhile use of funds.

Brauneis asked for a closing statement from staff.

Zuccaro stated that the main reason for staff recommendation of the extension was the floodplain issue. Previous to the new FEMA maps, a large part of Miner's Field neighborhood, the water treatment plant, Downtown, Old Town, and others were all within the 100-year floodplain. The City, along with the City of Lafayette, made major infrastructure changes such as storm sewers to improve floodplain vulnerability. Developments in the floodplain have to adhere to additional regulations. For example, you cannot add to the floodplain beyond your property, you have to elevate the finished floor of your building above the floodplain, and your foundation has to be flood-proof. All this adds costs and technical considerations. Staff felt that the 100-year floodplain being on large portions of the property was a very good reason for the delay and that the extension was appropriate based on the floodplain issue alone. The applicant could move forward now once they figured out the financing and tenant considerations.

Hsu asked staff if PUD extensions could be granted anytime or if the extensions had to be near expiration and where that clock is memorialized.

Zuccaro stated that the Code did not specify when the timeline starts for PUD amendments. The practice has been that the clock restarts with major amendments, but not with administrative amendments. The clock starts when City Council passes the resolution. Sometimes PUDs get recorded months or even years after the approval, as long as it is within the three-year period. In those cases, the clock still starts with the approval. He suggested getting the City Attorney's advice on the timing of PUD amendments, since it was unclear in the Code.

Williams responded that she believed the PUD amendment would have to include an intention to reset the clock, which would require a major amendment to go through Planning Commission and the Council. She did not think restarting the clock was feasible in this case without a major amendment. She asked if the Grain Elevator was entitled to certain grants due to its listing on the National Historic Register. She added that there had to be some sort of ownership from the City since the City had owned the building before it sold it to the applicant, which would be relevant when the Grain Elevator held up the applicant's PUD. She asked if staff believed part of the reason the applicant needed another three years was because the applicant had not received a grant for the Elevator. She expressed concern that the financing for the Grain Elevator would be the next snag in the project.

Trice clarified that the Register entitled them to tax credits. As a local landmark, they were eligible for state tax credits, as well. Zuccaro replied that the City bought the Elevator with the intention of entering into a partnership with someone to preserve it. However, staff was recommending support of the request specifically due to the floodplain issue, not the Grain Elevator issues. The applicant had not based their extension request based on the lack of funding for the Elevator.

Brauneis asked the applicant for a closing statement and asked when the Elevator was last used.

Hartrnft stated that it was last used as an elevator in the 1950s. By the 1960s, it was used as a storage place after a brief stint as a feed store. He addressed Commissioner Williams' point about funding for the Elevator, stating that they had pursued state and local funding. They delayed their renovation stabilization progress for almost a year while they applied for a grant and waited for the state to reply. They were not funded and went along with their original plan.

Brauneis closed the public hearing and opened commissioner discussion.

Williams stated that some extensions pan out and some do not. The question was whether or not they wanted to make the applicant start over. Since they wanted to get the project done, she thought they should stick with the current PUD.

Rice stated that there was broad support for saving the Grain Elevator and developing the project. The Commission could not make people develop their property, but he thought the extension was a good idea to continue the project.

Hsu asked Williams for clarification on her earlier point about the amendment clock. Williams stated that she did not think there was a process that would allow a restarting of the clock with an administrative PUD. She would entertain the idea of restarting the clock on this proposal if it were possible.

Hsu responded that the applicant mentioned an upcoming PUD Amendment and he was trying to figure out if the Commission could make the extension for a shorter time to cover until the applicant's next PUD Amendment.

Rice commented that uncertainty was the enemy of the project, so the Commission should keep the extension as clean as possible and address other issues as they arise.

Hsu shared the frustration over no visible progress, especially since there was not much direction given tonight about timelines and groundbreakings. He did not have confidence that something would be achieved in three years, except that maybe the addition of marketing would have a positive effect. He understood the uncertainty argument, but would have appreciated a more concrete timeline. He stated he was leaning against voting for a three-year extension, but might support a shorter extension.

Howe asked staff if a PUD would need an additional approval if only part of the project is completed by the three-year deadline.

Howe observed that there were many challenges and changes ahead. He stated that he would be disappointed to see phase one started in three years and construction continuing for years after that. He admired their efforts to develop a historically friendly project. He added that three years should be sufficient to complete the project.

Zuccaro clarified the earlier point on partial completion of the project. The Code stipulates that no permit shall be issued more than 36 months after Council approval of the plan unless an extension is approved. The other phases would expire after 36 months as well.

Brauneis stated that it was an ambitious project and that it was hard to predict a timeline. However, there are other vacancies, for example on Highway 42, so vacancies could be hard to fill. He stated that if he felt the approval was driven by profit motive on the part of the applicant, he would be suspicious. However, there was no money the applicant could make by sitting on the project.

Motion made by Rice to approve Resolution 9, Series 2018. Seconded by Howe. Roll call vote. Motion passes, 4-1. Hsu voted no.

STAFF COMMENTS

Event on April 26th, 6:30 PM

Dean reminded the commissioners that they would have an opportunity to voice their thoughts and ideas on how to improve the Design Guidelines, Standards, and the Sign Code. The

process has included public comment, an outside consultant, and feedback from various commissioners and boards including the Planning Commission in preparation for presenting it before Council. There will likely be ordinance amendments, as well, which staff would also like Commission feedback on. She added that there is a survey on Engage Louisville for the same purpose. The survey and the event are open to the public. Debra Williams is the Commission liaison.

Event on June 12th, 7:00 PM

The Planning Commission and the City Council would hold a joint session to discuss planning matters and an overall vision for City planning.

Brauneis asked if there were any limitations on their participation in the public events.

Zuccaro stated that since it was a legislative issue and not quasi-judicial, they could come and participate as members of the public and more than two commissioners could be in attendance. Commissioners can also talk freely about these issues with the public and with staff.

Hsu asked about the Fair Housing email the commissioners had received.

Zuccaro stated that the Council authorized the City Manager to make certain accommodations under the Fair Housing Act. When the Manager makes those accommodations, Code requires that the Planning Commission be alerted.

ITEMS TENTATIVELY SCHEDULED FOR THE REGULAR MEETING MAY 10, 2018

None.

Brauneis asked Secretary Williams to cancel the May meeting if there were no items. Williams stated that she would do so if appropriate, but that she would not be in attendance for the May meeting if it were held. Hsu stated that he would not be able to attend the June Commission meeting or the June study session.

Adjourn:

Rice made motion to adjourn, Williams seconded. Brauneis adjourned meeting at 7:40 PM.

ITEM: Residential Estate Zone District Lot Coverage Discussion

PLANNER: Lisa Ritchie, AICP, Associate Planner

APPLICANT: City of Louisville

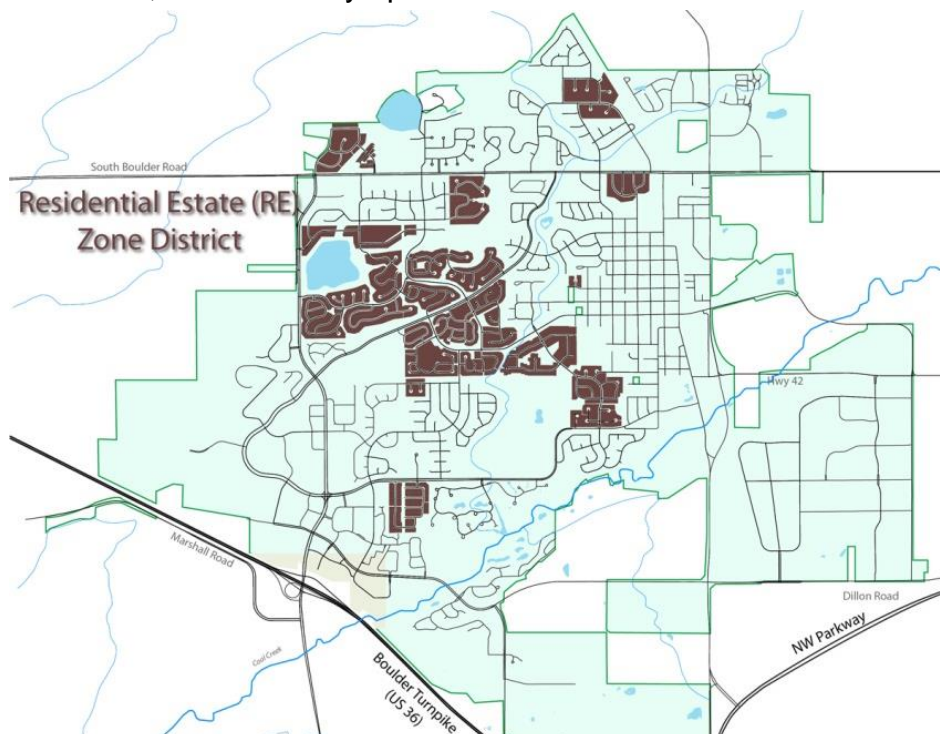
REQUEST: Planning Commission discussion on possible changes to the Louisville Municipal Code regarding the Residential Estate (RE) Zone District Lot Coverage standard.

SUMMARY:

As part of the 2018 City Council Work Plan, Council directed the Planning Department to amend the Louisville Municipal Code (LMC) Residential Estate (RE) Zone District standards related to lot coverage, or rezone certain RE zone district properties to a more appropriate zone district when considering lot coverage. Staff requests that the Planning Commission evaluate the data provided in the memo and provide direction regarding preferred options for a draft ordinance.

BACKGROUND:

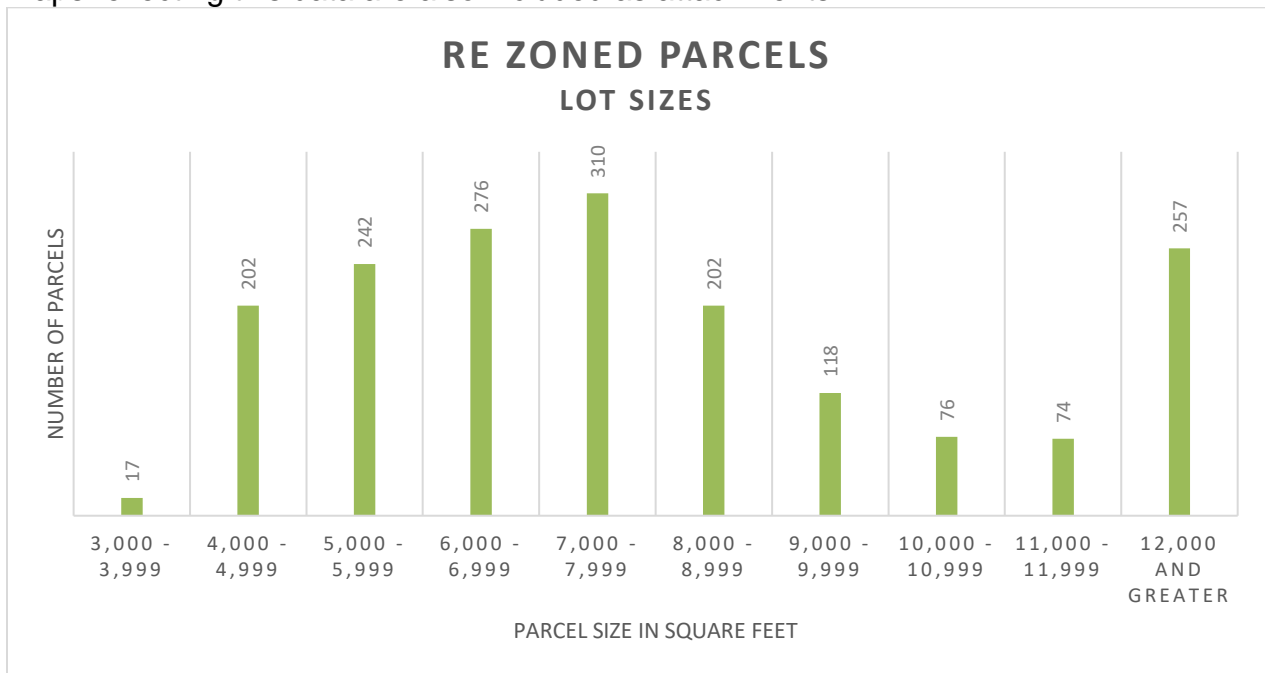
Section 17.12.040 of the LMC establishes the Yard and Bulk standards for each zone district. The RE Zone District standards require a minimum lot size of 12,000 square feet and a maximum lot coverage of 20%, along with other standards such as setbacks and height. The RE Zone District has been in place with the same yard and bulk standards since at least 1976. Ordinance 1147, Series 1994 prohibits properties from being rezoned to RE, when the City updated its residential zone district standards.



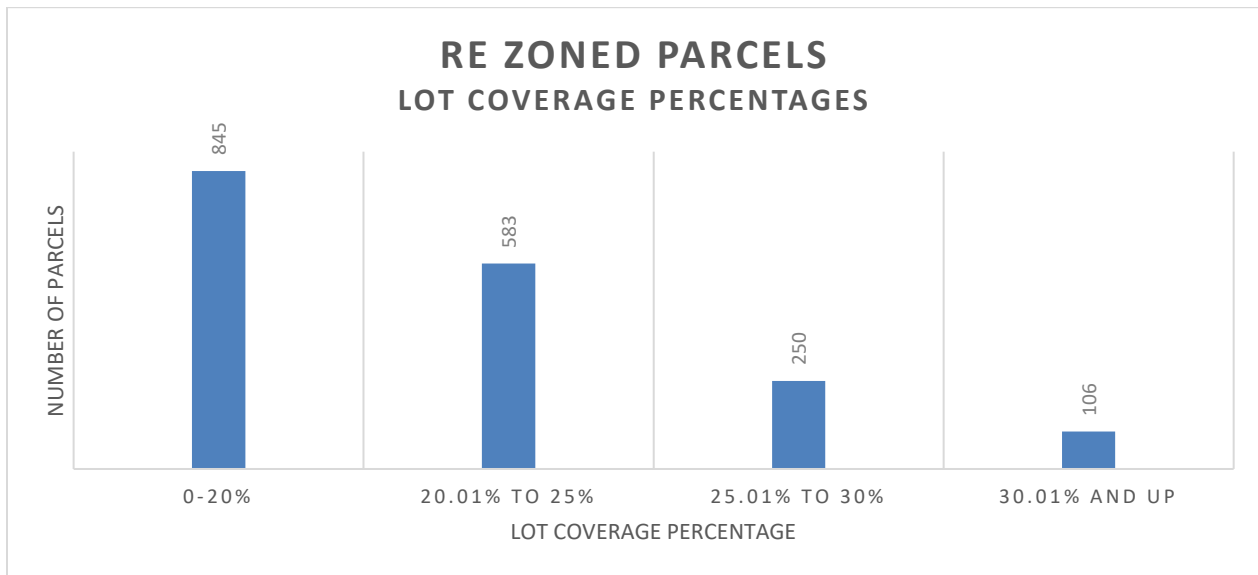
There are 27 subdivisions, along with a handful of replats and smaller subdivisions, with properties zoned RE. The City platted these areas between 1959 (Scenic Heights) and 1995 (Centennial II). There are approximately 1,785 residential properties with RE zoning. Generally, the City platted subdivisions that do not have accompanying PUDs, including Louisville North, Ridgeview and Continental Estates, meeting the minimum lot size standard. However, as the City approved newer subdivisions with accompanying PUDs, plats were approved with smaller lot sizes.

Lot size impacts homeowners primarily through the maximum lot coverage standard. The RE zone district established a maximum lot coverage percentage of 20%, and most PUDs are silent on this standard. When a PUD is silent on a standard, the standard in the LMC applies. When analyzing existing conditions for lot size and lot coverage, a substantial portion of RE properties do not comply. According to County Assessor data, of the 1,785 properties with RE zoning, only 257 (14%) comply with minimum the lot area requirement of 12,000 sq. ft. and only 845 (47%) comply the maximum lot coverage of 20%. The County Assessor data does not include decks, which would increase the non-conformity rate for maximum lot coverage.

Maps reflecting this data are also included as attachments.



Lot sizes per Boulder County Assessor GIS data, may vary from actual platted lot sizes.



Lot coverages per Boulder County Assessor Main Floor and Garage square footage data, and does not include decks, patios, porches, etc. Staff assumes actual lot coverage percentages may be higher when including these areas.

In 1996, the City amended Sec. 17.28.020 of the LMC to require that yard and bulk standards apply, unless specifically waived or modified in the PUD process. However, staff only began to apply this code provision in 2012. This resulted in a large increase in applications for variances to the RE lot coverage standard. In 2014, the City amended LMC to allow administrative variances for lot coverages up to 30% for properties zoned RE, with a PUD and a lot size of 8,000 square feet or less. Staff has processed 44 RE lot coverage variance applications since 2012. Twenty two of these were administrative applications for lots 8,000 square feet or less, and twenty two were considered by the Board of Adjustment. All but one have been approved. The approved lot coverage variances range from 21% to 34%. Some feel that this process is unnecessarily burdensome and costly to residents. A table detailing each request is included as an attachment.

The Comprehensive Plan adopted in 2013 recommended the development of neighborhood plans, which could have addressed this mismatch in zoning standards vs actual lot size and coverages. However, as the City has not moved forward with this initiative, staff proposes to amend the code to address this particular issue.

DISCUSSION

Staff analyzed two possible means of addressing the RE lot size and lot coverage mismatch. One is to determine the most appropriate zone district based on existing conditions and rezone the properties to another zone district. The other is to amend the RE zone district lot coverage standard.

Staff evaluated the option to rezone the properties to a different zone district in preparation for this discussion, and determined that a number of challenges are present:

- Neighborhood (PUDs and subdivisions) areas are not uniform with respect to lot size and existing lot coverages. If all properties in any given neighborhood were rezoned uniformly, it is likely that many properties could remain non-conforming.
- The process required to rezone properties requires more outreach and required notice.
- The City cannot rezone properties to RL without amending the LMC.
- The RM zone district allows two dwelling units on lots 7,000 sq. ft or larger.
- No options remain that could achieve a high percentage of conforming properties.

If Planning Commission desires to consider this option, the following table reflects the existing residential zone district lot size and lot coverage standards:

<i>District</i>	<i>Minimum Lot Area</i>	<i>Maximum Lot Coverage</i>
R-H	7,000 sq. ft.	40%
R-M	7,000 sq. ft.	35%
R-L*	7,000 sq. ft.	30%
SF-HD	7,000 sq. ft.	25%
R-E	12,000 sq. ft.	20%
SF-MD	12,000 sq. ft.	20%
R-R*	20,000 sq. ft.	20%
SF-LD	21,700 sq. ft.	20%
SF-E	43,560 sq. ft.	15%
SF-R	43,560 sq. ft.	10%
R-RR	43,560 sq. ft.	10%

**Ordinance 1147, Series 1994 prohibits properties from being rezoned to these districts.*

Staff's recommended course is the second option, which is to amend the LMC RE Zone District yard and bulk standards to establish different allowances based on lot size, similar to the Old Town Overlay. The intent is to significantly reduce the number of properties with non-conforming lot coverages without having a negative impact on existing community character. Staff evaluated six possible options for consideration that alleviate the non-conformity to differing degrees. The tables below reflect the results of this analysis. Staff notes that the data accessible for this evaluation did not include decks, so the conforming percentages noted are likely higher than what could be realized with any amendment.

Option 1: Increase lot coverage allowance to 30% for all lots less than 8,000 sq. ft. This results in a reduction in the number of estimated non-conforming properties from 940 to 303. This mimics the administrative variance threshold.

Lot Size (sq. ft.)	Lot Coverage	Non-conforming	Conforming	% Conforming
Less than 8,000	30%	92	962	91%
8,000 or greater	20%	211	520	71%
Total		303	1482	83%

Option 2: Increase lot coverage allowance to 30% for all lots less than 9,000 sq. ft. This results in a reduction in the number of estimated non-conforming properties from 940 to 222.

Lot Size (sq., ft.)	Lot Coverage	Non-conforming	Conforming	% Conforming
Less than 9,000	30%	102	1,153	92%
9,000 or greater	20%	120	410	77%
Total		222	1,563	88%

Option 3: Increase lot coverage allowance to 30% of all lots less than 10,000 sq. ft. This results in a reduction in the number of estimated non-conforming properties from 940 to 167.

Lot Size (sq., ft.)	Lot Coverage	Non-conforming	Conforming	% Conforming
Less than 10,000	30%	106	1,270	92%
10,000 or greater	20%	59	350	85%
Total		165	1,620	91%

Options 4: Increase lot coverage allowance to 30% for all lots less than 11,000 sq. ft. This results in a reduction in the number of estimated non-conforming properties from 940 to 142.

Lot Size (sq., ft.)	Lot Coverage	Non-conforming	Conforming	% Conforming
Less than 11,000	30%	107	1,345	93%
11,000 or greater	20%	35	298	89%
Total		142	1,643	94%

The next two options evaluate graduated options. A possible benefit of a more graduated allowance is that it could better reflect intended character of the City's residential zoning standards, where lot coverage allowances increase with decreases in lot area.

Option 5: Increase lot coverage allowance to 30% for all lots less than 7,000 sq. ft. and 25% for lots 7,000 to 10,000 sq. ft. This results in a reduction in the number of estimated non-conforming properties from 940 to 251.

Lot Size	Lot Coverage	Non-conforming	Conforming	% Conforming
Less than 7,000	30%	68	671	91%
7,000 to 10,000	25%	123	513	81%
10,000 or greater	20%	60	350	85%
Total		251	1,534	86%

Option 6: Increase lot coverage allowance to 30% for all lots less than 8,000 sq. ft. and 25% for lots 8,000 to 11,000 sq. ft. This results in a reduction in the number of non-conforming properties from 940 to 181.

Lot Size	Lot Coverage	Non-conforming	Conforming	% Conforming
Less than 8,000	30%	92	962	91%
8,000 to 11,000	25%	54	344	86%
11,000 or greater	20%	35	298	89%
Total		181	1,604	90%

DISCUSSION/DIRECTION:

Staff requests Planning Commission provide direction on how to proceed. Staff proposes the following questions to help facilitate the discussion.

- Does Planning Commission desire to amend the LMC in some way to address the non-conformity issue? With no action, staff could continue to process variances on a case by case basis.
- Does Planning Commission recommend the consideration of alternative lot coverage allowances? If so, what is the preferred option?
- Would Planning Commission rather consider the rezoning of certain RE properties to alternative zone districts?
- Does Planning Commission desire evaluation of possible options not considered in this memo?
- Is there additional information the Planning Commission desires to help with this evaluation?

Based on Commission feedback, staff could draft an ordinance for consideration and recommendation to the City Council, or return with additional information if desired for further discussion.

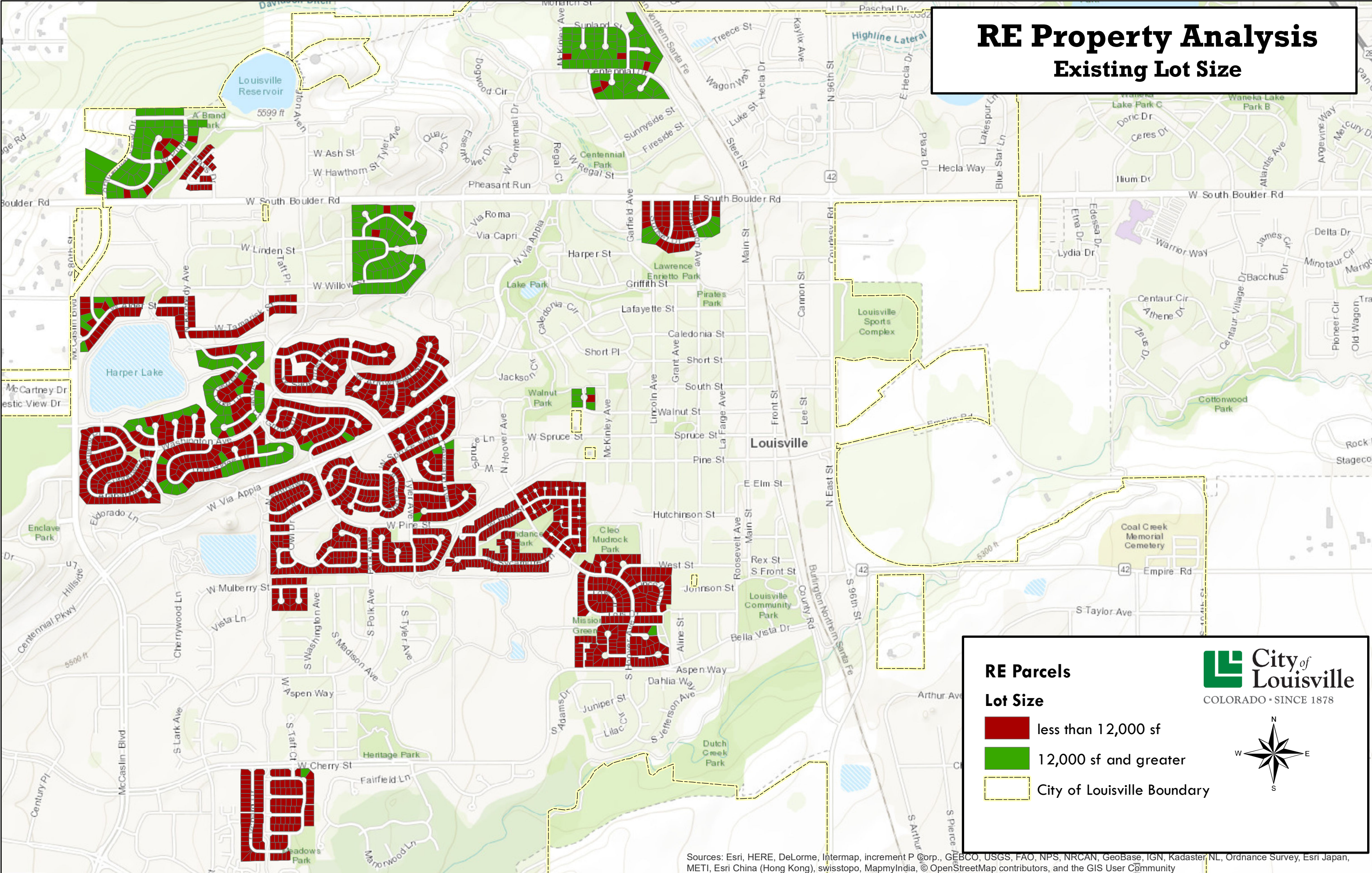
ATTACHMENTS:

1. Variance cases for RE lot coverage standards
2. Maps reflecting lot coverages and lot sizes

Year	Subdivision	Project Address	Case Status	Request	Type
2012	Pine Street Park; Lot 90	832 Owl Dr	Approved	23% to 27% - RE	BOA
2012	Sundance; Lot 37	456 W. Sycamore	Approved	18% to 25% - RE	BOA
2013	Pine Street Park; Lot 35	667 Ponderosa	Approved	31% to 32% - RE	BOA
2013	Centennial Valley 3; Lot 6, Block 4	494 Lois Dr	Approved	22% to 33% - RE	BOA
2013	Scenic Heights; Lot 6, Block 4	505 Sunset Dr	Approved	17% to 24% - RE	BOA
2014	Centennial Valley; Lot 7, Block 16	112 S. Carter Ct	Approved	30% to 34% - RE	BOA
2014	Sundance 2 Replat; Lot 15	475 Fillmore Cr	Approved	23% to 27% - RE	BOA
2014	Saratoga; Lot 59	519 Adams Ave	Approved	17% to 21% - RE	BOA
2014	Centennial 8; Lot 76	963 Sunflower St	Approved	24% to 27% - RE	BOA
2014	Centennial Valley 3; Lot 7, Block 8	151 Lois Dr	Approved	23% to 24% - RE	BOA
2014	Pine Street Park; Lot 18	829 Owl Dr	Approved	24% to 25% - RE	BOA
2014	Centennial 8; Lot 60	910 Sunflower St	Approved	29% to 30% - RE	Admin
2014	Sundance 2 Replat; Lot 6	450 Fillmore Ct	Approved	20% to 23% - RE	BOA
2014	Pine Street Park; Lot 30	741 Pine Needle Ct	Approved	24% to 26% - RE	BOA
2015	Saratoga 2; Lot 74	900 Cleveland Ct	Approved	25% to 26% - RE	Admin
2015	Pine Street Park; Lot 99	719 Pine Needle Ln	Approved	27% to 29% - RE	Admin
2015	Centennial Valley 3	175 Lois Dr	Approved	31% to 33% - RE	BOA
2015	Pine Street Park; Lot 84	725 Church Ln	Approved	28% to 30% - RE	Admin
2015	Saratoga 2; Lot 71	838 Cleveland Ct	Approved	23% to 24% - RE	Admin
2015	Ridgeview Estates, Lot 68	598 W Willow	Approved	20% to 23% - RE	BOA
2015	Pine Street Park; Lot 83	717 Church Lane	Approved	29% to 30% - RE	Admin
2015	Heritage 2; Block 5; Lot 14	524 W Lois Way	Approved	27% to 32% - RL	Admin
2015	Sundance; Lot 28	437 Sycamore Ct	Approved	24% to 25% - RE	Admin
2016	Sundance; Lot 83	399 Van Buren Ct	Approved	23% to 24% - RE	Admin
2016	Saddleback I; Lot 76	541 W Arrowhead St	Approved	25% to 29% - RE	Admin
2016	Pine Street Park; Lot 56	600 Spruce Cr	Approved	28% to 28% - RE	Admin
2016	Centennial 8; Lot 52	944 Sunflower St	Approved	19% to 24% - RE	Admin
2016	Sundance 3; Lot 40	120 S Warbler Ct	Approved	17% to 27% - RE	Admin
2016	Pine Street Park; Lot 102	726 Ponderosa Ct	Approved	21% to 23% - RE	Admin
2016	Pine Street Park; Lot 3	750 Owl Ct	Approved	27% to 29% - RE	Admin
2016	Centennial 8; Lot 24	952 Arapahoe Cr	Approved	23% to 25% - RE	Admin
2016	Saddleback I; Lot 22	1067 Eagle Ct	Approved	20% to 23% - RE	Admin
2016	Pine Street Park; Lot 57	602 Spruce Cir	Approved	24% to 26% - RE	Admin
2016	Grove at Harper Lake; Lot 17	1166 Harper Lake Dr	Approved	26% to 31% - RE	BOA
2017	Scenic Heights; Block 3; Lot 16	1612 Longs Peak Dr	Approved	13% to 26% - RE	BOA
2017	Centennial Valley Filing 3; Block 6; Lot 10	108 Lois Drive	Approved	20% to 23% - RE	BOA
2017	Centennial 8; Lot 55	932 Sunflower St	Approved	28% to 30% - RE	BOA
2017	Sundance; Lot 26	415 W Sycamore Ct	Approved	17% to 30% - RE	Admin
2017	Sundance; Lot 43	392 W Sycamore Ln	Denied	27% to 33% - RE	BOA
2017	Centennial 8 Replat A; Lot 12	984 Arapahoe Cir	Approved	28% to 30% - RE	Admin
2017	Saratoga; Lot 63	511 Adams St	Approved	20% to 23% - RE	BOA
2017	Sundance; Lot 83	399 Van Buren Ct	Approved	24% to 26% - RE	Admin
2017	Centennial Valley Filing 3; Block 2; Lot 17	120 Lincoln Cr	Approved	19% to 21% - RE	Admin
2018	Sundance; Lot 43	392 W Sycamore Ln	Approved	27% to 30% - RE	BOA

RE Property Analysis

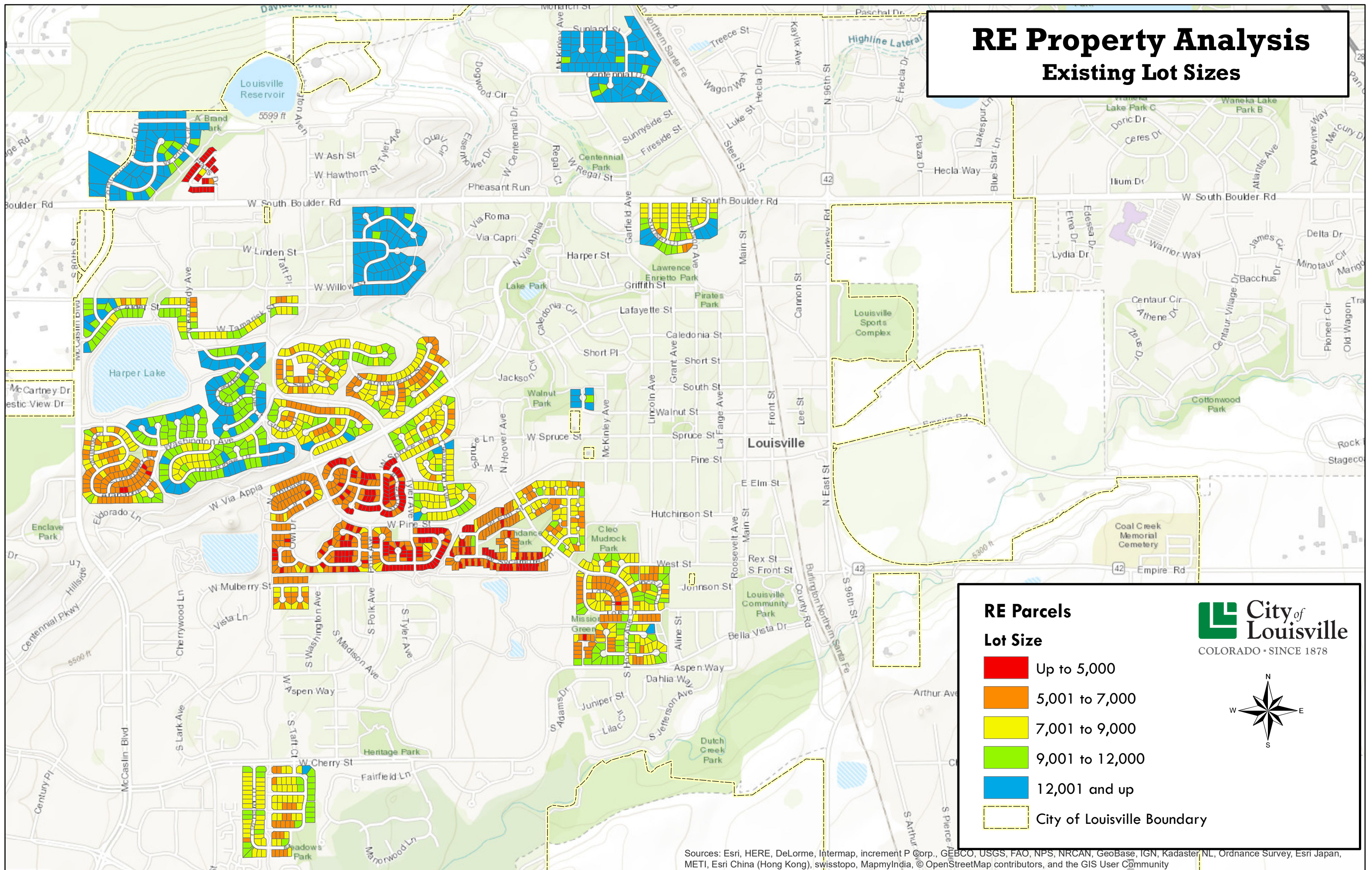
Existing Lot Size



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

RE Property Analysis

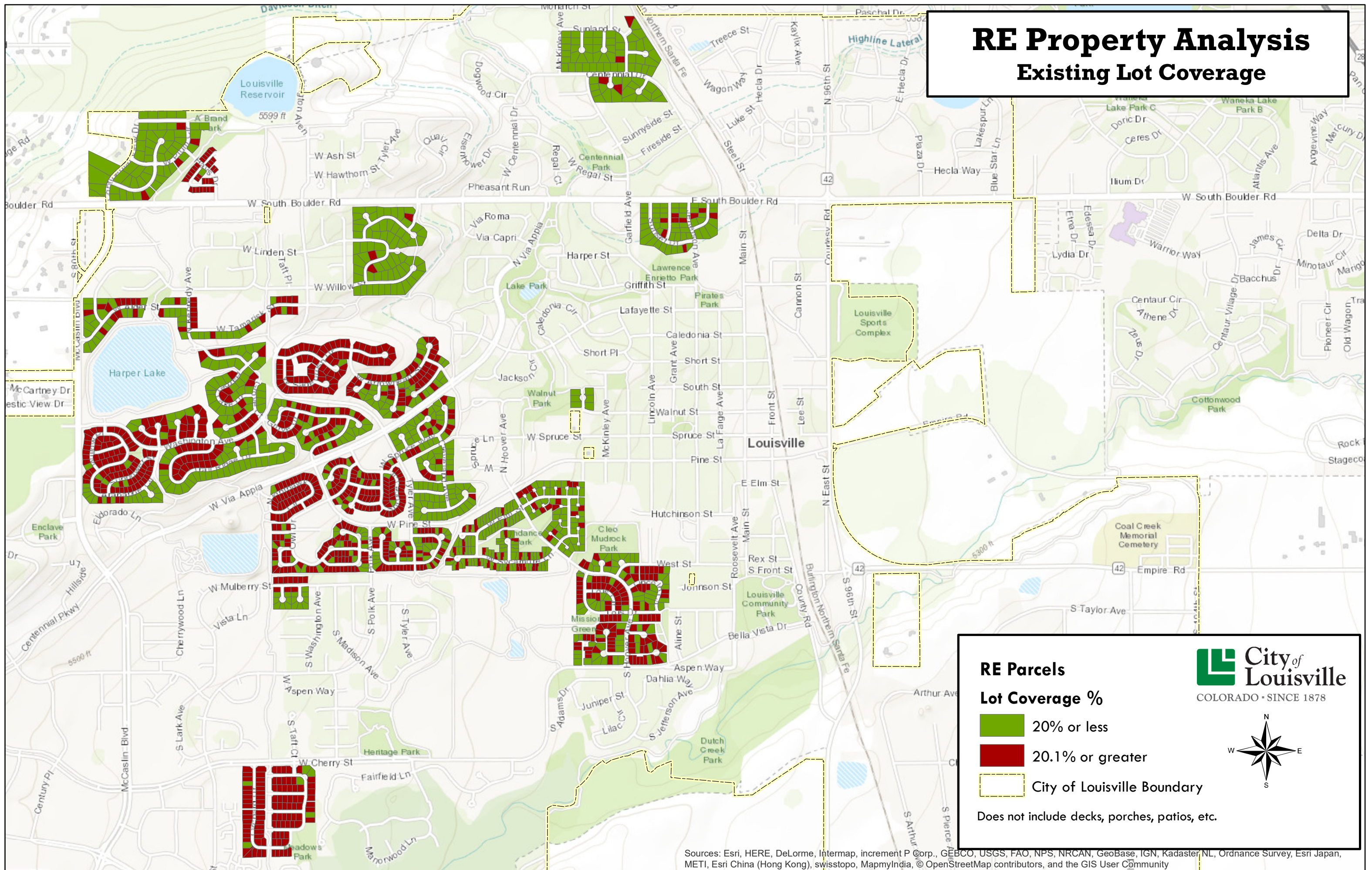
Existing Lot Sizes



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

RE Property Analysis

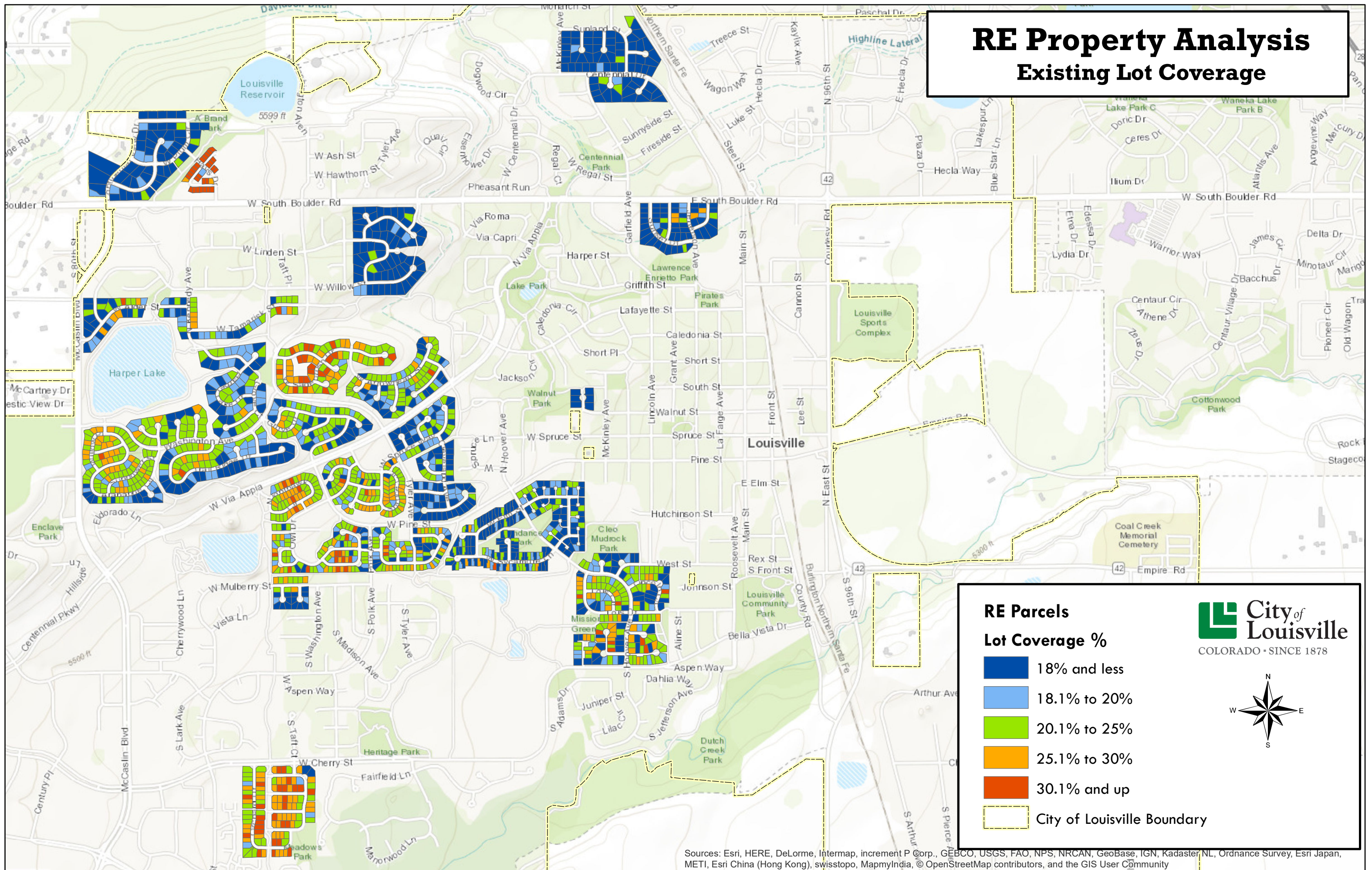
Existing Lot Coverage



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

RE Property Analysis

Existing Lot Coverage



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